HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRUST , GREENVILLE S.C. 19603

STATE OF SOUTH CANOLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

13 3 10 FH '75

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SOUNTE S. TANKERSLE

WHEREAS,	. Bobbie J. Sloan	
bereisalter referi	red to as Mortgagor) is well and truly indebted water Communit	y Bank
berein by referen	oce, in the soun of Fifty Thousand and No/100	ry note of even date herewith, the terms of which are incorporated
As stated i		

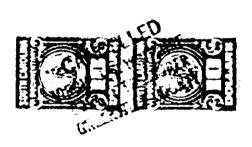
with interest thereon from date at the rate of ---9-- per contum per amount, to be paid: As stated in note.

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents dues grant, hargain, sell and release unto the Mortgagor, its successors and assigns

ALL that certain piece, parcel or lot of land lying and being on the southeasterly side of East Parkins Mill Road, as shown on plat of property of D. E. McCuen, Jr., said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 55 at Page 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a nail and cap on the southeasterly side of East Parkins Mill Road, said nail and cap being 492 feet from the southeasterly intersection of Parkins Lake Road and East Parkins Mill Road and running thence N. 64-35 E., 464.0 feet to a nail and cap in the center of said road; turning and running thence S. 37-01 E., 190.96 feet to an iron pin; turning and running thence S. 18-10 E., 264.4 feet to an iron pin; turning and running S. 51-48 W., 390.65 feet to an iron pin; turning and running thence N. 34-45 W., 543.0 feet to the nail and cap, the point of beginning.



Together with all and singular rights, members, berdstaments, and appartenances to the same belonging in any way modest or appertaining, and of all the rests, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting furtures now or hereafter attached, connected, or fried thereto in any manner, it being the intention of the parties hereto that all such furtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said pressises unto the Mortgagee, its beirs, successors and assigns, forever

The Mortgagor covenants that it is keefully seized of the premises hereinabove described to fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all here and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever inwfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants berein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or bereafter erected on the mortgaged projects insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and division authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the halance owing on the Mortgage debt, whether due or not.

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